

2. Project Narrative

Background & Current Situation

Whole Foods Market operates a full-service grocery store at 6384 Promenade Pkwy in Castle Rock, CO. The location currently has a refrigerated trailer on-site that is being used for supplemental product storage. This trailer is not reflected in the currently approved Site Development Plan (SDP) for the property.

The Town of Castle Rock Zoning Division issued a violation notice (Case #ZCE2604-017) identifying the trailer as inconsistent with the approved SDP. The Zoning Inspector, Scott Seubert, directed the applicant to pursue an SDP amendment through the Planning Department to bring the trailer into compliance.

This pre-application is submitted as the first step in that process, per the guidance of Kurt Rozelle, Development Services Technician - Planning.

Operational Need

The refrigerated trailer serves a critical operational function for the store:

- The store has experienced sustained growth in sales volume, requiring additional cold storage capacity beyond what the existing building footprint provides.
- The trailer is used to store perishable grocery products (frozen and refrigerated items) that cannot be accommodated in the store's built-in coolers and freezers.
- Without supplemental storage, the store would be unable to maintain adequate product availability for its customers, resulting in stockouts and service degradation.
- The storage need is ongoing and not temporary – the increase in sales volume is sustained and projected to continue.

Proposed Amendment

Whole Foods Market is requesting an amendment to the Site Development Plan to formally include the refrigerated trailer as permitted use on the property. Specifically, the amendment would:

- Add the refrigerated trailer to the approved site plan in its current location (see attached site plan).
- Establish appropriate screening and visual mitigation measures as required by the Town.
- Ensure compliance with all applicable setback, access, and safety requirements.

The applicant is committed to working with the Town through the review process to address any concerns and ensure the amendment meets all applicable standards.

3. Site Information

Trailer Location & Dimensions

The refrigerated trailer is located at the rear/side of the building, as indicated in the attached site plan (outlined in red in the top-middle portion of the map). Key details:

- Type: Refrigerated storage trailer (freezer unit)
- Approximate dimensions: Standard 53-foot trailer footprint
- The trailer is positioned on an existing paved surface and does not encroach on landscaped areas, pedestrian paths, or fire access lanes.

Site Layout Integration

The trailer is in a service/back-of-house area that is not prominently visible from the primary customer-facing frontage of the shopping center. Its placement:

- Does not reduce available customer parking below code requirements.
- Does not impede delivery truck access or loading dock operations.
- Is positioned away from residential adjacencies.

Parking & Access

The trailer placement does not impact the parking count or circulation patterns approved under the existing SDP. Delivery and service vehicle access remains unobstructed. No changes to ingress/egress points are proposed.

4. Compliance & Screening

Visual Screening

The applicant is open to implementing visual screening measures as directed by the Town, which may include:

- Perimeter fencing or screening walls around the trailer area.
- Landscape screening with evergreen plantings.
- Color coordination of the trailer unit to blend with the existing building facade.

We welcome guidance from the Planning Department on the Town's preferred approach to visual mitigation for this type of use.

Operational Considerations

- Noise: The refrigeration unit operates at standard commercial levels consistent with other HVAC/mechanical equipment on-site. Operating hours are continuous (24/7) to maintain product temperature.
- Traffic: The trailer does not generate additional vehicle trips. Product is transported to/from the trailer by store team members on foot.

- Maintenance: The trailer and surrounding area are maintained by store operations staff and kept clean and orderly.

5. Conclusion

Whole Foods Market respectfully requests that the Town of Castle Rock accept this pre-application for an SDP amendment to permit the continued use of a refrigerated storage trailer at 6384 Promenade Pkwy. The trailer serves a genuine and ongoing operational need, and the applicant is fully committed to working with the Town through the review and approval process.

We are prepared to provide any additional documentation, revised site plans, or screening proposals as may be required following the pre-application review. We appreciate the Town's guidance throughout this process.